

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
March 08, 2005

Revised

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

1. CONSIDERATION OF MEETING MINUTES:

- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **DORSEY PLACE (CC040805)** (Bannister Development, property owner) consisting of a four-story mixed-used building including residential and office/retail space on 1.95 net acres, located at 1275 East University Drive, including the following:

#ZON-2005.01 Ordinance No. 2005.04 for a zoning map amendment from R4, Multi-Family Residential General to MU-4, Mixed-Use Unlimited Density District.

#SPD-2005.11 for a Planned Area Development Overlay with 91 residential condominium units and 7,000 s.f. of office/retail space.

#SHR-2005.28 for a Horizontal Regime (Condominium Map) consisting of 91 residential condominium units and 7 office/retail condominium units.

***THIS REQUEST IS BEING PROCESSED UNDER THE NEW ZONING AND DEVELOPMENT CODE**

- 3. PLANNED DEVELOPMENT (0406)** Request by **VILLAGIO AT TEMPE (CC050006)** (DR Horton, property owner) **#SIP-2005.27** for a Site Plan consisting of 252 two-bedroom (1,936 s.f. each) and 124 three-bedroom townhomes (2,149 s.f. each), and 366 triplex units, models "A", "B", and "C" (4,986 s.f. for each triplex) for a total of 742 residential units on 45.46 net acres, located at 2401 East Rio Salado Parkway, including the following:

Variances:

1. Waive the requirement for courtyard separation between buildings.
2. Waive the requirement of recreational vehicle parking spaces (RV's).
3. Reduce the minimum required bicycle parking spaces from 371 to 30 spaces.

***THIS REQUEST IS BEING PROCESSED UNDER ZONING ORDINANCE 808**

4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **TEMPE PLACE (CC040109)** (Reliance Trust Co., property owner) consisting of a four-story mixed-used building including residential and commercial space on 3.49 net acres, located at 5454 South Beck Avenue, including the following:

#ZON-2005.03 Ordinance No. 2005.06 for a zoning map amendment from GID, General Industrial District to MU-3, Mixed-Use Medium-High Density District.

#SPD-2005.25 for a Planned Area Development Overlay with 75 residential condominium units and 4,479 s.f. of condominium office/retail space.

#SHR-2005.26 for a Horizontal Regime (Condominium Map) consisting of 75 residential condominium units and 22 office/retail condominium units.

THIS REQUEST WAS CONTINUED FROM THE FEBRUARY 22, 2005 PUBLIC HEARING.

***THIS REQUEST IS BEING PROCESSED UNDER THE NEW ZONING AND DEVELOPMENT CODE**

5. **TRANSPORTATION OVERLAY DISTRICT** – Presentation only, No action

6. **STAFF ANNOUNCEMENTS**

7. **COMMISSION ANNOUNCEMENTS**

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.

If necessary, continue pre-session discussion.